

050.0

0004

0002.0

Map

Block

Lot

1 of 1
CARD

ARLINGTON

Total Card / Total Parcel

388,400 /

388,400

388,400 /

388,400

388,400 /

388,400

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
0	LOT	MYSTIC ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MIRAK ROBERT/CHARLES/EDWARD	
Owner 2:	TRUSTEES/THIRTY MYSTIC TR	
Owner 3:		

Street 1:	438 MASS AVENUE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER	Cntry:	Own Occ:	Y
Owner 1:			

Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	

Postal:	Type:

NARRATIVE DESCRIPTION	
This Parcel contains 8,746 Sq. Ft. of land mainly classified as Parking Lot	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z B3	VILLAGE B	100	water	

o		Sewer	
n		Electri	

Census:		Exempt	
Flood Haz:			

D		Topo	
s		Street	

t		Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
337	Parking Lot	8746	52,355 Sq. Ft.	Site	0	43.25	1.00	CG									378,265						378,300	

IN PROCESS APPRAISAL SUMMARY										Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							35018	
337	8746.000		10,100	378,300	388,400							GIS Ref	
												GIS Ref	
												Insp Date	
												03/19/09	

Total Card	0.201	10,100	378,300	388,400	Entered Lot Size
Total Parcel	0.201	10,100	378,300	388,400	Total Land:

Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:
---------	-----------------	--------------------------------	-----	----------	-----	-----------------

03/19/09	14214!
----------	--------

PRIOR ID # 1: 35018
PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1:
PRIOR ID # 2:

PRIOR ID # 3:
PRIOR ID # 1:
PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1:

PRIOR ID # 2:
PRIOR ID # 3:
PRIOR ID # 1:
PRIOR ID # 2:
PRIOR ID # 3:

PRIOR ID # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:

LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				

MIRAK ROBERT/ET	28583-216	5/15/1998	Family	1	No	No	F						

10/18/1993	523		8,000										

DEMO BLDG

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2009	Meas/Inspect	197	PATRIOT
12/1/1991	PM	Peter M	

Sign:	VERIFICATION OF VISIT NOT DATA

1 / 1

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH																
Type:			Full Bath:	Rating:		DSS PARKING LOT; FACTOR W/LOTS 1A AND 5A.																			
Sty Ht:			A Bath:	Rating:																					
(Liv) Units:		Total:	3/4 Bath:	Rating:																					
Foundation:			A 3QBth:	Rating:																					
Frame:			1/2 Bath:	Rating:																					
Prime Wall:			A HBth:	Rating:																					
Sec Wall:		%	OthrFix:	Rating:																					
Roof Struct:			OTHER FEATURES																						
Roof Cover:			Kits:	Rating:		1st Res Grid Desc: # Units:																			
Color:			A Kits:	Rating:		Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:			Frl:	Rating:																					
GENERAL INFORMATION			WSFlue:	Rating:																					
Grade:			CONDO INFORMATION																						
Year Blt:		Eff Yr Blt:	Location:																						
Alt LUC:			Total Units:																						
Jurisdct:			Floor:			REMODELING			RES BREAKDOWN																
Const Mod:			% Own:			Exterior:	No Unit	RMS	BRS	FL															
Lump Sum Adj:			Name:			Interior:																			
INTERIOR INFORMATION			DEPRECIATION			Additions:																			
Avg Ht/FL:			Phys Cond:	AV - Average	0.0 %	Kitchen:																			
Prim Int Wall			Functional:			Baths:																			
Sec Int Wall:		%	Economic:			Plumbing:																			
Partition:			Special:			Electric:																			
Prim Floors:			Override:			Heating:																			
Sec Floors:		%	Total:	0	%	General:																			
Bsmnt Flr:			CALC SUMMARY			COMPARABLE SALES			SUB AREA			SUB AREA DETAIL													
Subfloor:			Basic \$ / SQ:			Rate	Parcel ID	Typ	Date	Sale Price		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Bsmnt Gar:			Size Adj.:	1.00000000																					
Electric:			Const Adj.:	16.00000000																					
Insulation:			Adj \$ / SQ:																						
Int vs Ext:			Other Features:	0																					
Heat Fuel:			Grade Factor:																						
Heat Type:			NBHD Inf:	1.00000000																					
# Heat Sys:			NBHD Mod:							WtAv\$/SQ:		AvRate:	Ind.Val												
% Heated:			LUC Factor:	1.00																					
Solar HW:			Adj Total:	0						Juris. Factor:			Before Depr:	0.00											
% Com Wall:			Depreciation:	0						Special Features:		0	Val/Su Net:												
% Sprinkled:			Depreciated Total:	0						Final Total:		0	Val/Su SzAd:												
MOBILE HOME			Make:			Model:			Serial #:			Year:			Color:			IMAGE			AssessPro Patriot Properties, Inc				
SPEC FEATURES/YARD ITEMS												PARCEL ID 050.0-0004-0002.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
85	Paving	D	Y	1	5000	A	AV	1995	2.50	T	19.2	337			10,100		10,100								
More: N			Total Yard Items:	10,100		Total Special Features:					Total:	10,100													